

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5310

AN ORDINANCE regarding Bellevue City Code Title 23, Construction Codes; adopting amendments to the Uniform Building Code, 1997 Edition, to allow an increase in height, number of stories and area for wood framed buildings above the allowances provided in the Uniform Building Code; adding a new section 23.10.051 to the Building Code Chapter of the Bellevue City Code.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. A new section 23.10.051 is added to Chapter 23.10 of the Bellevue City Code to read as follows:

23.10.051 Uniform Building Code Table 5-B – Basic Allowable Building Heights and Basic Allowable Floor Area for Buildings One Story in Height is amended to read as follows:

*refer to table on next page*

**TABLE 5-B--BASIC ALLOWABLE BUILDING HEIGHTS AND BASIC ALLOWABLE FLOOR AREA  
FOR BUILDINGS ONE STORY IN HEIGHT<sup>1</sup>**

TYPE OF CONSTRUCTION		TYPES OF CONSTRUCTION								
		I	II		III	IV	V			
		F.R.	F.R.	One-Hour	N	One-Hour	N	H.T.	One-Hour	N
		Maximum Height in Feet								
		UL	160 (48,768 mm)	65 (19,812 mm)	55 (16,764 mm)	65 (19,812 mm)	55 (16,764 mm)	65 (19,812 mm)	50 (15,240 mm)	40 (12,192 mm)
Use Group	Height/Area	Maximum Height (stories) and Maximum Area (sq.-ft.) (x 0.0629 for m <sup>2</sup> )								
A-1	H	UL	4	Not Permitted						
	A	UL	29,900							
A-2, 2.1 <sup>2</sup>	H	UL	4	2	NP	2	NP	2	2	NP
	A	UL	29,900	13,500	NP	13,500	NP	13,500	10,500	NP
A-3, 4 <sup>2</sup>	H	UL	4	2	1	2	1	2	2	1
	A	UL	29,900	13,500	9,100	13,500	9,100	13,500	10,500	6,000
B, F-1, M, S-1, S-3, S-5	H	UL	12	4	2	4	2	4	3 <sup>11</sup>	2
	A	UL	39,900	18,000	12,000	18,000	12,000	18,000	14,000	8,000
E-1, 2, 3 <sup>4</sup>	H	UL	4	2	1	2	1	2	2	1
	A	UL	45,200	20,200	13,500	20,200	13,500	20,200	15,700	9,100
F-2, S-2	H	UL	12	4	2	4	2	4	3	2
	A	UL	59,900	27,000	18,000	27,000	18,000	27,000	21,000	12,000
H-1 <sup>5</sup>	H	1	1	1	1	Not Permitted				
	A	15,000	12,400	5,600	3,700					
H-2 <sup>5</sup>	H	UL	2	1	1	1	1	1	1	1
	A	15,000	12,400	5,600	3,700	5,600	3,700	5,600	4,400	2,500
H-3, 4, 5 <sup>5</sup>	H	UL	5	2	1	2	1	2	2	1
	A	UL	24,800	11,200	7,500	11,200	7,500	11,200	8,800	5,100
H-6, 7	H	3	3	3	2	3	2	3	3	1
	A	UL	39,900	18,000	12,000	18,000	12,000	18,000	14,000	8,000
I-1.1, 1.2 <sup>6, 10</sup>	H	UL	3	1	NP	1	NP	1	1	NP
	A	UL	15,100	6,800	NP	6,800	NP	6,800	5,200	NP
I-2	H	UL	3	2	NP	2	NP	2	2	NP
	A	UL	15,100	6,800	NP	6,800	NP	6,800	5,200	NP
I-3	H	UL	2	Not Permitted <sup>7</sup>						
	A	UL	15,100							
R-1	H	UL	12	4	2 <sup>9</sup>	4	2 <sup>9</sup>	4	3 <sup>11</sup>	2 <sup>9</sup>
	A	UL	29,900	13,500	9,100 <sup>9</sup>	13,500	9,100 <sup>9</sup>	13,500	10,500	6,000 <sup>9</sup>
R-3	H	UL	3	3	3	3	3	3	3	3
	A	Unlimited								
S-4 <sup>3</sup>	H	See Table 3-H								
	A									
U <sup>8</sup>	H	See Chapter 3								
	A									

A -- Building area in square feet  
H -- Building height in number of stories  
H.T. -- Heavy timber.  
NP -- Not permitted

N -- No requirements for fire resistance.  
F.R. -- Fire resistive.  
UL -- Unlimited.

<sup>1</sup>For multistory buildings, see Section 504.2.

<sup>2</sup>For limitations and exceptions, see Section 303.2.

<sup>3</sup>For open parking garages, see Section 311.9.

<sup>4</sup>See Section 305.2.3.

<sup>5</sup>See Section 307.

<sup>6</sup>See Section 308.2.1 for exception to the allowable area and number of stories in hospitals, nursing homes and health-care centers.

<sup>7</sup>See Section 308.2.2.2.

<sup>8</sup>For agricultural buildings, see also Appendix Chapter 3.

<sup>9</sup>For limitations and exceptions, see Section 310.2.

<sup>10</sup>For Type II F.R., the maximum height of Group I, Division 1.1 Occupancies is limited to 75 feet (22,860 mm). For Type II, One-hour construction, the maximum height of Group I, Division 1.1 Occupancies is limited to 45 feet (13,716 mm).

<sup>11</sup>For Group B or Group R, Division 1 Occupancies, the permitted increase of one story allowed by Section 506 may be increased to two stories, the maximum building height may be increased to 65 feet and the basic allowable floor area may be increased by 25 percent when all of the following conditions are met:

1. An automatic fire-extinguishing system complying with UBC Standard 9-1 is installed throughout with the installation of quick response sprinkler heads in all areas where the use of these heads is allowed.
2. Exit Enclosures are pressurized as provided in Section 1005.3.3.7.
3. Standby power is supplied for light, emergency, and exit enclosure pressurization systems as provided in Sections 403.8 and 905.8.
4. Fire Department access shall be in accordance with Section 902, Uniform Fire Code, 1997 Edition, and the Bellevue Fire Department Development Standards.
5. Structural Observation is provided as defined in Sections 220 and 1702.

Section 2. This ordinance shall take effect and be in force thirty (30) days after its final passage by the City Council.

PASSED by the City Council this 6th day of August, 2001, and signed in authentication of its passage this 6th day of August, 2001

(SEAL)

Chuck Mosher, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

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